



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**May 24, 2004**

---

**SUBJECT:**           **2004-0291** – Application on a 6,000 square-foot site located at **1087 West Washington Avenue** in an R-0 (Low Density Residential) Zoning District. (APN: 161-36-032)

Motion               Design Review to allow a one-story addition to an existing two-story house for a total of 3,133 square feet resulting in a 52% FAR (Floor Area Ratio) where 45% can be considered without Planning Commission Review.

**REPORT IN BRIEF**

**Existing Site**           Two-Story Single Family House

**Conditions**

**Surrounding Land Uses**

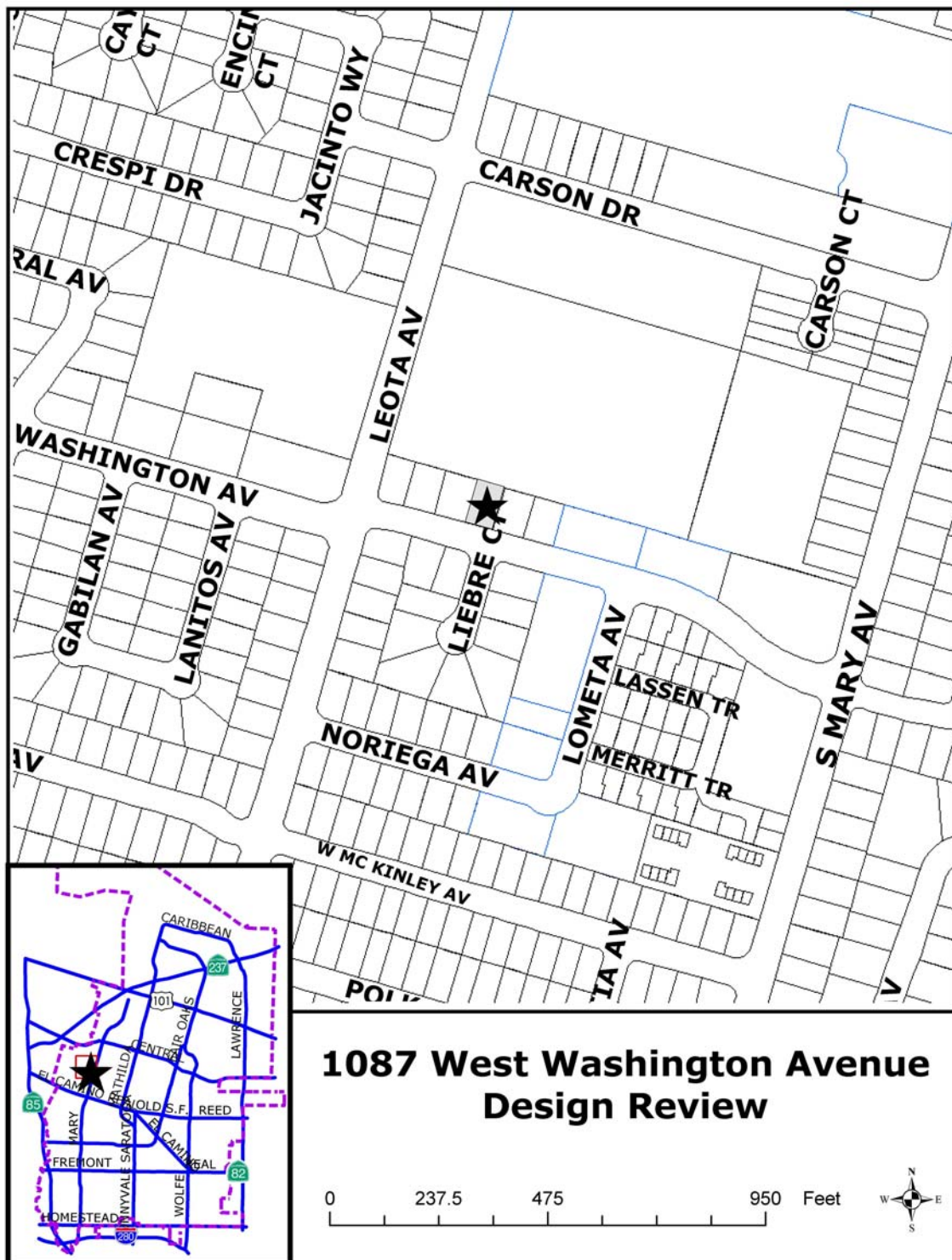
North	Elementary School
South	Two-Story Single Family House
East	One-Story Single Family House
West	One-Story Single Family House

**Issues**               Floor Area Ratio

**Environmental Status**       A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff**               Approve with Conditions

**Recommendation**



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	Low Density Residential	Same	---
<b>Zoning District</b>	R-0	Same	---
<b>Lot Size (s.f.)</b>	6,000	Same	6,000 min.
<b>Gross Floor Area (s.f.)</b>	2,644.5	3,134	No max.
<b>Lot Coverage (%)</b>	27%	35%	40% max.
<b>Floor Area Ratio (FAR)</b>	44%	52%	No max.
<b>Building Height (ft.)</b>	23'	Same	30' max.
<b>Building Height (ft.) of addition</b>	N/A	15	30' max.
<b>No. of Stories</b>	2	2	2 max.
<b>Setbacks (facing prop.)</b>			
• <b>Front</b>	20'	Same	20' min.
• <b>Left Side</b>	7	5'4"	4 min. (12' combined required)
• <b>Right Side</b>	7'	Same	4 min. (12' combined required)
• <b>Rear</b>	38'	16'	20 min. (10 ft permitted with < 25% encroachment)
• <b>Front (second story)</b>	38'	Same	25 min.
• <b>Left Side (second story)</b>	11'	Same	7 Min. (18' combined required).
• <b>Right Side (second story)</b>	7'	Same	7 min. (18' combined required)
• <b>Rear (second story)</b>	38'	Same	20' min.

<b>Parking</b>			
• <b>Total No. of Spaces</b>	4	Same	4 min.
• <b>No. of Covered Spaces</b>	2	Same	2 min.

## **ANALYSIS**

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2001-0245	Install photovoltaic cells on roof	Miscellaneous Plan Permit/Approved	5/7/01

### **Description of Proposed Project**

The proposed project is for a 388 square foot one-story addition to the rear of an existing two-story house. The project would result in a 52% total Floor Area Ratio. All proposed additions that exceed 45% Floor Area Ratio shall be reviewed by the Planning Commission.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

### **Design Review**

**Use:** The proposed use is for a single story addition located at the rear of an existing two story home. The new addition includes a family room and laundry room.

**Site Layout:** The subject property is a 6,000 square foot, mid-block lot located near the intersection of West Washington Avenue and Liebre Court. The site is surrounded by single family homes with exception of Vargas Elementary School located north of the site. The propose 388 square foot addition would be located at the rear and left (west) side of the home. A new door will be positioned along side of the addition to access the laundry room. The proposed addition would allow for a 5'4" side yard setback and 16' rear setback. The

reduced side yard of the property would still meet the required 12-foot combined requirement for properties within the R-0 Zoning District. Sunnyvale Municipal Code Section 19.48.05 allows for the ten foot encroachment into the required rear yard (20') providing that the area does not exceed 25% of the required rear yard area. The proposed encroachment would result in a 4.25% encroachment into the required rear yard.

The following Guidelines were considered in analysis of the project site design.

<b>Design Policy or Guideline (Site Layout)</b>	<b>Comments</b>
<i>Single Family Home Design Techniques 3.1 Neighborhood Patterns D. Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side, if side yard setbacks allow.</i>	The family room and laundry room addition is located at the rear of the existing structure and maintains the required setbacks for properties in the R-0 Zoning District.

**Architecture:** The proposed addition will match the existing materials of the home. The home currently utilizes a wood panel siding for the majority of the home. The proposed addition would match this material and utilize the same tile roof material as the existing home. A bay window is proposed along the rear elevation of the proposed addition. This two foot cantilevered window does count towards the allowable encroachment into the required yard as specified by Sunnyvale Municipal Code Section 19.48.070, as it is positioned less than 24 inches above the ground.

The following Guidelines were considered in the analysis of the project architecture.

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<i>Single Family Home Design Techniques 3.7 Materials G. Wall materials for additions should generally match those of the existing building</i>	The addition will utilize wood siding and tile roof material as constructed with the rest of the home.

**Landscaping:** The project site meets landscaping standards for properties located in the R-0 Zoning District.

**Parking/Circulation:** The site provides the required two covered spaces and two uncovered spaces as required by Sunnyvale Municipal Code 19.46.050.

### **Compliance with Development Standards**

The site complies with all development standards for properties in the R-0 Zoning District. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 52% FAR is, therefore, in conformance with R-0 development standards upon approval of the Design Review by the Planning Commission.

### **Expected Impact on the Surroundings**

The proposed addition should have minimal impact to the surrounding neighborhood. The addition is located towards the rear of the property and is only partially visible from West Washington Avenue.

### **Findings, General Plan Goals and Conditions of Approval**

Staff was able to make the required Findings based on the justifications for the Rezone, Special Development Permit and Tentative Map.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

### **Fiscal Impact**

No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• Mailed to a total of 14 property owners (three adjacent properties along the street and two properties in each direction across the street.)</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> <li>• Recorded for SunDial</li> </ul>

Staff has not received any written comments from nearby residents regarding the proposal. The applicant has indicated that adjacent neighbors were notified prior to the submittal of the application to the Planning Division.

### **Alternatives**

---

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

### **Recommendation**

---

Recommend Alternative 1.

Prepared by:

---

Ryan M. Kuchenig  
Project Planner

Reviewed by:

---

Fred Bell  
Principal Planner

Reviewed by:

---

Trudi Ryan  
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Site Photos

**Recommended Findings – Design Review**

---

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

<b>Design Principle</b>	<b>Comments</b>
<i>2.1. Reinforce prevailing neighborhood home orientation and entry patterns.</i>	N/A
<i>2.2.3 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition is located at the rear of the home and will not have a significant aesthetic impact to the surrounding neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors.</i>	The proposed addition meets all setback and lot coverage requirements for the R-0 Zoning District.
<i>2.2.4 Minimize the visual impacts of parking.</i>	N/A
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	N/A
<i>2.2.6 Use high quality materials and craftsmanship.</i>	The addition will utilize similar materials as the main structure including tile roofing.
<i>2.2.7 Preserve mature landscaping.</i>	N/A



**Recommended Conditions of Approval - Design Review**

---

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
3. Obtain Building Permits